

AN ORDINANCE TO PROVIDE GUIDANCE STANDARDS AND  
REVIEW PROCEDURES FOR THE PRESERVATION OF SIGNI-  
FICANT BUILDINGS, STRUCTURES AND SITES WITHIN  
THE CITY OF CORAL GABLES, FLORIDA.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

*see Charleston ordinance*  
*Combine*  
Section I.

Purpose: The purpose of the Ordinance is to promote the educational, cultural, economic and general welfare of the City pursuant to the provisions of Chapter 163, Florida Statutes, Section 163.175.

Section II.

Boundaries: The area affected by this Ordinance shall conform to the Metes and Bounds of the City of Coral Gables as established in the Charter of the City of Coral Gables, Florida, Part I, Article I, Section 5.

Section III.

Intent: The Historic Monument Board of Review regulations are intended to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, street-scapes, entrances and plazas. Whenever there is conflict between this Ordinance and other regulations of the City of Coral Gables, the more restrictive shall apply.

Section IV.

Classification of Buildings and Structures: Within the City of Coral Gables, specific properties shall be classified by the Historic Monument Board of Review as follows:

- A. Exceptional
- B. Excellent
- C. Notable
- D. Of Value as Part of the Scene.

→ The above ratings are fully defined in Section X of this Ordinance.

*Inventory* → *Ratings here*  
*Notification of owner - that property considered for inventory*

Section V.

*Don't like term Historic Monument Permit - it's misleading*  
Historic Monument Permit: There will be required a Historic Monument Permit issued by the Historic Monument Board of Review for any of the following:

- A. Demolition of a designated property.
- B. Moving a designated building.
- C. Material change in the exterior appearance of existing designated buildings by additions, reconstruction, alteration, or maintenance involving exterior color change or removal of or destruction of trees located on the site.

The above applies only to previously designated sites on the Historic Monument Inventory List.

*sites on inventory at time of application - inventory will grow more specific about inventory - see above*

Section VI.

→ Application for Historic Monument Permit: Any person desiring a Historic Monument Permit to be issued by the Historic Monument Board of Review as required hereby, shall file an application therefore in writing on a form furnished by

*Pre-application review procedures - see Charleston ordinance*



the Building Official for that purpose. Each such application shall describe the land on which the proposed work is to be done, by legal description and address; shall show the use or occupancies of the building; shall be accompanied by plans and specifications as required; shall state the value of the proposed work; shall give such other information as reasonably may be required by the Building Official; and shall be signed by the applicant or any authorized agent, who may be required to submit evidence to indicate such authority.

## Section VII.

### NOTIFICATION OF OWNER

Action on Applications for Historic Monument Permits: The Building Official shall transmit the application for a Historic Monument Permit together with the supporting information and material to the Historic Monument Board of Review (hereafter referred to as the Board) for approval. The Board shall act upon the application within 30 days after the filing thereof, (otherwise the application shall be deemed to be approved and a Historic Monument Permit shall be issued.) Nothing herein shall prohibit an extension of time where mutual agreement has been made and the Board may advise the applicant and make recommendations in regard to the appropriateness of the application. If the Board approves the application, a Historic Monument Permit shall be issued. If the Historic Monument Permit is issued, the application shall be processed in the same manner as applications for building or demolition permits. If the Board disapproves the application, a Historic Monument Permit shall not be issued. (see Seattle - in case of disapproval - also recourse)

*Before any application*  
(Y) Method of Notification: A congratulatory letter/invitation shall be hand delivered, if possible, to the owner of the property by a member of the Board stating that the site has been selected for consideration as having local historic significance and the owner will be invited to appear informally before the Historic Monument Board of Review to discuss this situation. If the property qualifies, it will then be submitted by the Board at a Public Hearing.

(X) After the provisions of Section 3, Ordinance No. 1970 have been complied with, and the City Commission has approved the designation of the building, structure or site as having local historic significance, it will be duly recorded.

Section VIII.

BOARD OF REVIEW:

To have two purposes  
1. Put Bldgs on inventory.  
2. Approve or reject applications

1. Creation and composition: The Historic Monument Board of Review, under the authority of Ordinance No. 1970 dated June 7, 1972, sub-section (3) shall function as follows:

more specific  
qualifications  
for members

2. Jurisdiction: The Board's jurisdiction shall be limited to the City of Coral Gables, Florida. The Board shall be concerned with those elements of change, rehabilitation and/or preservation that affect the visual quality of the City. They shall not consider detailed design, interior arrangements or building features not subject to public view, nor shall they make any requirement except for the purpose of preventing development or demolition obviously incongruous to the surroundings.

3. Terms of Office: The terms of office shall be as authorized by Ordinance No. 1970.

4. Serve Without Pay: The members of the Board shall serve without pay.

5. Organization: The Board shall elect from its membership a Chairman and a Vice-Chairman who shall serve for terms of 2 years and who shall be eligible for re-election. The Chairman shall preside over the Board and shall have the right to vote. In the absence or disability of the Chairman, the Vice Chairman shall perform the duties of the Chairman. The Secretary of the Board shall be designated by the Office of the City Manager.

Conflicts  
with  
Ord 1970

A quorum shall consist of 50% of the members of the Board, plus one; however, no application for Historic Monument Permit shall be denied except by the majority vote of 6/7 of the Board Members.



As stated in Ordinance 1970, the Board shall consist of 7 members.

The Board shall adopt rules for the transaction of its business and consideration of applications not inconsistent herewith which shall provide for the time and place of regular meetings and for the calling of special meetings. All the meetings of the Board shall be open to the public, and a public record shall be kept of the Board's Resolutions, Proceedings and Actions.

6. Assistance of Secretary of Board: The designated Secretary shall provide such technical, administrative and clerical assistance as required by the Board of Review.

7. Meetings: The Board shall hold regular meetings, at least monthly, to review applications for Historic Monument Permits.

*Any criteria for members - historian, architect etc*

#### Section IX.

##### DEVELOPMENT STANDARDS:

1. Preservation of Designated Buildings, Structures, Roads, Trees, and Sites Within the City of Coral Gables: A building or structure, classified as significant, or any appurtenance related thereto including, but not limited to, stone walls, fences, light fixtures, steps, paving and signs shall only be moved, reconstructed, altered or maintained in a manner that will preserve the historical and architectural character of the building, structure or appurtenance thereto.

2. Demolition of Designated Buildings, Structures, Roads, Trees, and Sites: Whenever a owner shows that a property classified as having local significance is incapable of earning an economic return on its value, as appraised by a qualified real estate appraiser, and the Board of Review fails to approve the issuance of a Historic Monument Permit, such building may be demolished, provided, however, that before a demolition permit is issued, notice of proposed demolition shall be given as follows (see Section X):

A. For Buildings Rated Exceptional:	12 months
B. For Buildings Rated Excellent:	6 months
C. For Buildings Rated Notable:	4 months
D. For Buildings of Value as Part of the Scene:	2 months

Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general local circulation at least 3 times prior to demolition, the final notice of which shall be not less than fifteen (15) days prior to the date of the permit and the first notice of which shall be published no more than fifteen (15) days after the application for a permit to demolish is filed. The purpose of this procedure is to further the purposes of this Ordinance by preserving significant buildings which are important to the education, culture, tradition, aesthetics and economic values of the City, and to afford the City, interested persons, historical societies or organizations the opportunity to acquire or to arrange for the preservation of such buildings. (The Board of Review may at any time during such stay approval a Historic Monument Permit, in which event a Permit shall be issued without further delay.

3. Relocation of Designated Structures: A designated structure shall not be relocated on another site unless it is shown that the preservation on its existing site is not consistent with the purposes of this Ordinance, or such structure will not earn an economic return for the owner on such site.

4. Protective Maintenance of Designated Structures: Structures designated as significant shall be maintained to meet the requirements of the Minimum Housing Code and the Building Code and other regulatory codes. *The Board may recommend that the city commission make appropriate provision for preservation or repair of historic structures as may be endangered by neglect.*

5. Visual Compatibility Factors: Existing buildings and structures and appurtenances thereto which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with buildings, structures and places to which they are visually related generally in terms of the following factors:

A. HEIGHT: The height of buildings to be moved to another site shall be visually compatible with adjacent buildings.

*reconstructed, altered etc*



- B. PROPORTION OF BUILDING'S FRONT FACADE: The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.
- C. RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADES: The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.
- D. RHYTHM OF SPACING OF BUILDINGS ON STREETS: The relationship of buildings to the open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.
- E. RHYTHM OF ENTRANCE AND/OR PORCH PROJECTION. The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible to the buildings and places to which it is visually related.
- F. RELATIONSHIP OF MATERIALS, TEXTURE AND COLOR: The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
- G. ROOF SHAPES: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- H. WALLS OF CONTINUITY: Appurtenances of a building such as walls, wrought-iron fences, landscape masses, building facades shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.
- I. SCALE OF A BUILDING: The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is ~~visually compatible with the buildings and places to which it is~~ visually related.
- J. DIRECTIONAL EXPRESSION OF FRONT ELEVATION: A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, horizontal character or non-directional character.

*What about new construction which will relate visually to a historic site?*

Section X.

DEFINITION OF RATINGS:

General Criteria for Determination of Buildings, Structures, Roads, Trees and Sites having Local Significance: The following criteria, as proposed by the National Trust for Historic Preservation for determination of historic significance is hereby adopted as general guidelines by the City of Coral Gables Historic Monument Board of Review.

Districts, sites, buildings, structures, and objects of national, state and local importance are of historic significance if they possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history, or
- B. that are associated with the lives of persons significant in history, or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

EVALUATION CATEGORIES:

RATINGS

WAITING PERIOD for what

A. Meets all 4 of the above criteria	Exceptional	12 months
B. Meets 3 of the above criteria	Excellent	6 months
C. Meets 2 of the above criteria	Notable	4 months
D. Meets 1 of the above criteria	Of Value as Part of the Scene	2 months

Section XI.

All ordinances or parts of ordinances, in conflict herewith, are hereby repealed.

Section XII.

This ordinance shall be administered with and as part of the City of Coral Gables Zoning Code.